

# **EMERGENCY CONTINGENCY PLAN**

## **SUPERIOR CLEANING SOLUTIONS SITE DAYTON, MONTGOMERY COUNTY, OHIO**

**November 16, 2011**

The Superior Cleaning Solutions (SCS) Site is located at 1224 North Keowee Street in Dayton, Montgomery County, Ohio (see Attachment 1). The Site is abandoned and was historically used as a commercial chemical distribution and processing building. The Site is located in a mixed residential, commercial and industrial area. The Site is bordered to the north by a used car dealer (Deals for Wheels); to the south by a commercial building (Boeckman Meats); to the east by residential properties; and to the west by North Keowee Street and a vacant lot which formerly consisted of public housing. (see Attachment 2). Private residential properties are located within 200-feet of the Site. The Site includes one 6,050 square-foot (SF) building.

### **SITE HISTORY**

The Site is currently owned by James R. Moore, who purchased the Site through a sheriff's tax sale of the property on January 21, 2011.

Chemical Management operated at the Site most recently and sold industrial cleaning supplies. CM specialized in the chemical and service needs for restaurants, nursing homes, and the hospitality industry. According to a 2007 CM product brochure, CM manufactured numerous products from the highest-grade surfactants, alkalis, silicates, and polymers. A 2007 product schedule included detergents (containing sodium hydroxide), rinse additives (containing phosphoric acid), flatware pre-soak (containing sodium hypochlorite), scale removers (containing phosphoric acid) and kitchen degreasers (containing alkalis, glycol ether).

On June 28, 2011, the Dayton Fire Department (DFD) inspected the vacant SCS Site. The DFD noted that the facility appeared to contain abandoned flammable and corrosive materials stored in excess of the Dayton Fire Code for inside storage. The DFD also noted that abandoned drums were stored outside the facility which required proper characterization.

In a letter dated July 8, 2011, DFD requested assistance from U.S. EPA to address unsafe conditions at the Site and to conduct a potential time critical removal action.

On August 3, 2011, U.S. EPA conducted a site assessment at the SCS Site and observed approximately 160 55-gallon drums, 10 storage totes and 200 small containers (35-gallons or less) abandoned at the Site. Many of the drums contained labels such as "Flammable Liquid", "Corrosive", "Hydrochloric Acid" and "Xylene." During the site assessment, U.S. EPA collected 16 liquid waste samples from drums. Analytical results indicated abandoned waste includes acid, caustic and flammable liquids.

U.S. EPA plans to initiate a removal action at the Site in January 2012. U.S. EPA plans to undertake the following actions to mitigate threats posed by the presence of hazardous substances at the Site:

1. Develop and implement a Site-specific Health and Safety Plan, including an Air Monitoring Plan, and a Site Emergency Contingency Plan;

2. Develop and implement a Site Security Plan;
3. Inventory, sample, and perform hazard characterization on all substances contained in drums, containers, and totes;
4. Consolidate and package all hazardous substances, pollutants and contaminants for transportation and off-site disposal; and
5. Transport and dispose of all characterized or identified hazardous substances, pollutants, wastes, or contaminants at a RCRA/CERCLA-approved disposal facility in accordance with U.S. EPA's Off-Site Rule (40 C.F.R. § 300.440).

## **HOURS OF OPERATION**

The Site is currently abandoned. The removal action is expected to take approximately 20 working days, starting in January 2012. When the removal begins, U.S. EPA crews will be on site Monday through Friday (0700 to 1730 hours). A security guard will be on site during non-working hours. A copy of the Emergency Contingency Plan will be available on site, if needed.

## **ADDITIONAL INFORMATION**

U.S. EPA has posted the following website for further information:

<http://www.epaosc.org/superiorcleaningsite>

In the event of a required response by local emergency authorities prior to or during site removal activities, the following protocols provide necessary guidance for the following potential response events:

**Vandalism/Trespass;**

**Medical Emergencies; and**

**Fire/Explosion.**

## **VANDALISM/TRESPASS**

In the event of vandalism/trespass at the site, the Dayton Police Department (DPD) will respond to the Site. Attempts will be made by the law enforcement to communicate with the offenders from the site perimeter via loudspeaker and to apprehend the offenders following their exit from the building. Members of the DPD should wear gloves or immediately wash their hands following apprehension of the offenders. The DPD and/or the on-site security guard will immediately advise U.S. EPA OSC Steve Renninger of any incidents of trespass or vandalism.

## **MEDICAL EMERGENCIES**

Rescue operations inside the building, if necessary, should be conducted by personnel wearing Level D personal protective equipment with disposable latex booties. The victim should be

decontaminated to the maximum extent possible, paying particular attention to the areas of the body or clothing that were in contact with contaminants or the ground. If the injury is minor, a full decontamination should be completed and first aid administered prior to transport. If the victim's condition is serious, at a minimum emergency decontamination should be completed. If possible, decontamination and removal of injured personnel from the exclusion zone will be conducted prior to arrival of emergency medical services (EMS). EMS will pick up injured personnel at the front of the building.

For emergencies requiring transport to a hospital, **911** will be called. The victim should be transported to Grandview Hospital, located at 405 West Grand Avenue, Dayton, Ohio, **(937) 226-3200** (5 miles). A map showing directions to the hospital from the site is included as Attachment 3.

## **FIRE/EXPLOSION**

To activate fire department resources, the DFD dispatcher will be notified by calling **911**. In addition, U.S. EPA OSC Steve Renninger will be contacted on his cell phone at (513) 260-7849.

During a hazardous materials incident, law enforcement will control perimeter access; however, they are not equipped with protective clothing and their main function will be site control and preventing unauthorized persons from entering the hazard area. Law enforcement should not enter the exclusion zone (i.e. the building).

The fire department when called out to the scene of a hazardous materials emergency has the duty and responsibility to save lives, prevent injuries, reduce property loss, and to restore vital services. Command of the emergency will be established by the officer of the first arriving fire company. The command will be transferred utilizing fire department staff, under the Incident Command System. The Fire Chief will be in charge of the incident until such time that he relinquishes that authority.

Telephone numbers of personnel who should be contacted in the event of an incident are listed on the attached page. At a minimum, the following personnel will be notified;

U.S. EPA On-Scene Coordinator	Steve Renninger
Dayton Fire Department	Andrew Steele
Dayton Regional Hazmat	Denny Bristow

In the event of heavy smoke or toxic gas emission, the fire department may initiate "shelter-in-place" of the neighboring areas which should proceed according to Montgomery County EMA Guidelines. U.S. EPA's START contractor will also be available to assist with perimeter air monitoring.

**LIST OF CONTACTS  
SUPERIOR CLEANING SOLUTIONS SITE  
DAYTON, MONTGOMERY COUNTY, OHIO**

<b><u>LOCAL AGENCY</u></b>	<b><u>PHONE#</u></b>	<b><u>CONTACT</u></b>
Dayton Fire Department	911 937-333-FIRE 937-333-4522 937-333-4527	Emergency Dispatcher  Andrew Steele Carson Cockayne
Dayton Police Department	911	Emergency Dispatcher
Dayton Regional Hazardous Materials Response Team	937-512-5103 office 937-901-5112 cell	Denny Bristow
Montgomery County EMA	937-224-8936	Jeffery Jordan
Montgomery/Greene County LEPC	937-531-6548	Mathew Lindsay
Grandview Hospital	937-226-3200	
<b><u>FEDERAL/STATE</u></b>		
U.S. EPA On-Scene Coordinator	<b>(513) 260-7849 cell</b>	<b>Steve Renninger</b>
Ohio EPA	(937) 285-6093 (937) 285-6037	Cathy Altman – State Contact Dale Farmer – OSC
U.S. EPA Region 5 Response (Emergency only)	(312) 353-2318	(24-hour # that rings in Chicago or Detroit and can assist or locate the OSC)
National Spill Response Center	<b>(800) 424-8802</b>	24-hour Spill Reporting
Ohio EPA Environmental Response	<b>(800) 282-9378</b>	24-hour Spill Reporting
<b><u>COMMAND POST PHONE NUMBERS</u></b>		
Weston START	(513) 703-3092 cell (937) 313-5620 cell	John Sherrard Weston Emer. Resp. Phone
Environmental Quality Management (ERRS)	(513) 543-3909 cell (513) 314-3503 cell	Steve Letany – Resp. Mgr Tyrone Price – Cost Acct.

**ATTACHMENT 1**  
**SITE LOCATION MAP**



Image Source: NGS\_Topo\_US\_2D



Prepared for:  
**U.S. EPA REGION V**

Contract No.: EP-S5-06-04  
TDD: S05-0001-1109-018  
DCN:



Prepared By:  
**WESTON  
SOLUTIONS, INC**

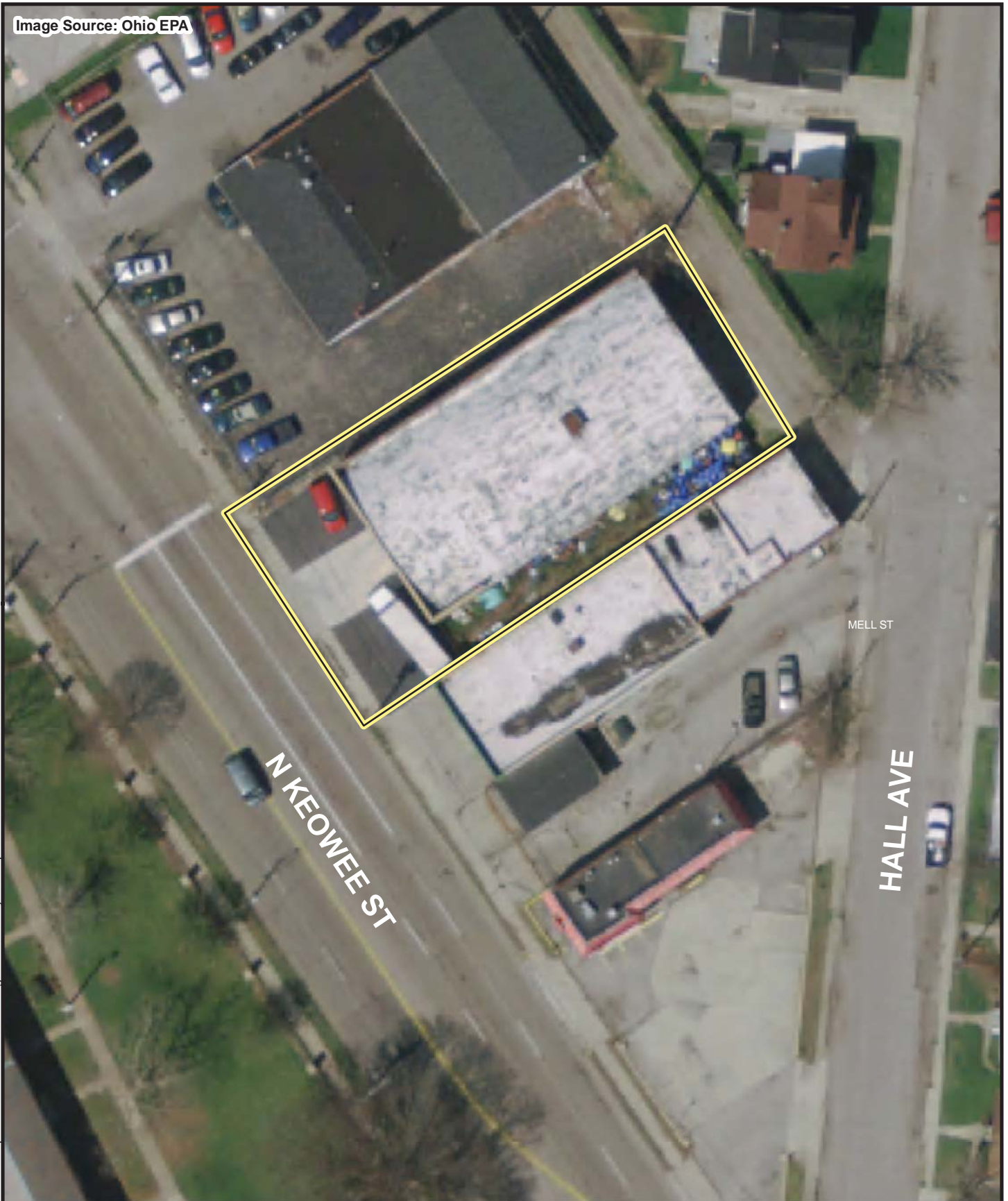
4710-A Interstate Drive  
Cincinnati, Ohio 45246

**Attachment 1**  
Site Location Map  
Superior Cleaning Solutions Site  
Dayton, Montgomery County, Ohio

**ATTACHMENT 2**  
**SITE LAYOUT MAP**



Image Source: Ohio EPA



FILE: C:\START Project Files\Superior Cleaners\GIS\mxd\Figure 2 Site Layout Map.mxd 8:40:31 PM 11/15/2011 kirkianr

## Legend

 Site Boundary

0 40  
Feet



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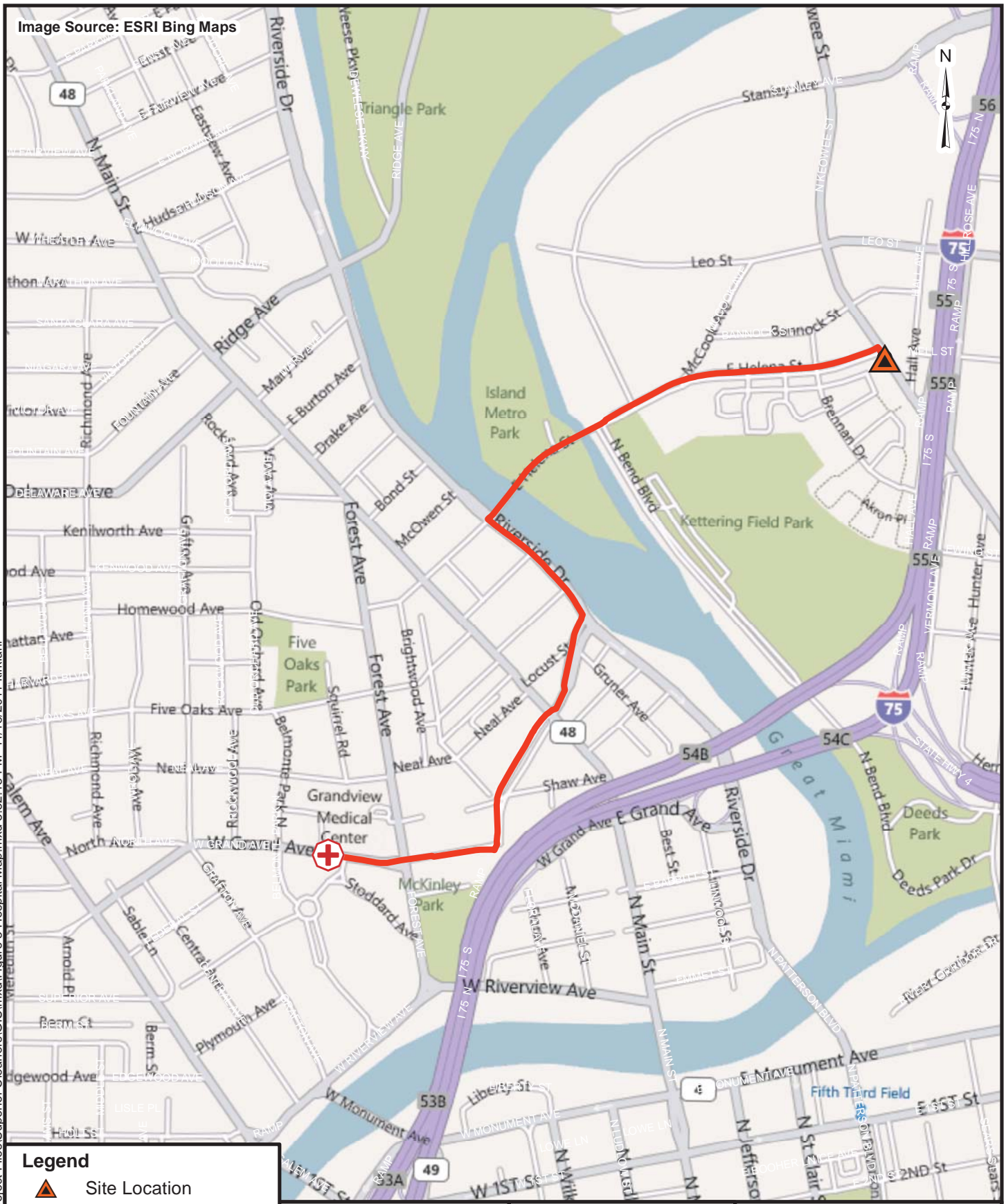
4710-A Interstate Drive  
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**Attachment 2**  
Site Layout Map  
Superior Cleaning Solutions Site  
Dayton, Montgomery County, Ohio






**ATTACHMENT 3**  
**HOSPITAL ROUTE MAP**

Image Source: ESRI Bing Maps



**Legend**

-  Site Location
  -  Hospital
  -  Driving Route
- 0 1,100  
Feet



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**Attachment 3**  
Hospital Route Map  
Superior Cleaning Solutions Site  
Dayton, Montgomery County, Ohio